

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	PARK ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	CANZANO RICHARD M TRUSTEE	
Owner 2:	19-21 PARK STREET REALTY TRUST	
Owner 3:		
Street 1:	19 PARK ST	
Street 2:	C/O JOHN PAPPAS	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Own Occ: Y
		Type:

PREVIOUS OWNER

Owner 1:	PAPPAS JOHN C & OURANIA -		
Owner 2:	-		
Street 1:	19-21 PARK ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3080 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.19637	Total SF/SM: 8554	Parcel LUC: 104	Two Family	Prime NB Desc	ARLINGTON		Total: 541,297	Spl Credit		Total: 541,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

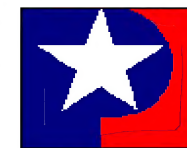
Total Card /

Total Parcel

1,118,000

1,118,000

1,118,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	26616
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
1/7/2009	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	197	PATRIOT
3/2/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	8554.000	576,700		541,300	1,118,000		26616
							GIS Ref
							GIS Ref
Total Card	0.196	576,700		541,300	1,118,000	Entered Lot Size	GIS Ref
Total Parcel	0.196	576,700		541,300	1,118,000	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:	362.99	/Parcel:	362.99	Land Unit Type:	12/29/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	576,700	0	8,554.	541,300	1,118,000		Year end	12/23/2021
2021	104	FV	550,700	0	8,554.	541,300	1,092,000		Year End Roll	12/10/2020
2020	104	FV	550,700	0	8,554.	541,300	1,092,000	1,092,000	Year End Roll	12/18/2019
2019	104	FV	424,500	0	8,554.	575,100	999,600	999,600	Year End Roll	1/3/2019
2018	104	FV	424,500	0	8,554.	419,500	844,000	844,000	Year End Roll	12/20/2017
2017	104	FV	398,600	0	8,554.	365,400	764,000	764,000	Year End Roll	1/3/2017
2016	104	FV	398,600	0	8,554.	311,200	709,800	709,800	Year End	1/4/2016
2015	104	FV	356,000	0	8,554.	304,500	660,500	660,500	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

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